013.0	0008	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,027,900 / 1,027,900
					USE VALUE:	1,027,900 / 1,027,900
					ASSESSED:	1,027,900 / 1,027,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XENOS NICHOLAS G ETAL/TRUSTEES
Owner 2:	XENOS PARKER NOMINEE TRUST
Owner 3:	
Street 1:	10 PARKER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	XENOS NICHOLAS G & THOMAS D & -
Owner 2:	FRISOLI FRANK J JR/TRUSTEES -
Street 1:	12 WESTFORD ST
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2827 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	566,600	6,500	454,800	1,027,900
Total Card	0.114	566,600	6,500	454,800	1,027,900
Total Parcel	0.114	566,600	6,500	454,800	1,027,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.67 /Parcel: 363.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10794

GIS Ref

GIS Ref

Insp Date 02/21/18

!1324!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0008-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	566,600	6500	4,950.	454,800	1,027,900		Year end	12/23/2021
2021	104	FV	540,400	6500	4,950.	454,800	1,001,700		Year End Roll	12/10/2020
2020	104	FV	540,500	6500	4,950.	454,800	1,001,800	1,001,800	Year End Roll	12/18/2019
2019	104	FV	401,700	6500	4,950.	483,200	891,400	891,400	Year End Roll	1/3/2019
2018	104	FV	401,600	4700	4,950.	352,500	758,800	758,800	Year End Roll	12/20/2017
2017	104	FV	376,200	4700	4,950.	307,000	687,900	687,900	Year End Roll	1/3/2017
2016	104	FV	376,200	4700	4,950.	261,500	642,400	642,400	Year End	1/4/2016
2015	104	FV	334,400	4700	4,950.	255,800	594,900	594,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:51:07

LAST REV

Date	Time
06/29/18	10:09:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
XENOS NICHOLAS	1469-91		4/10/2015	Convenience	100	No	No		
XENOS DANIEL A/	1364-93		1/20/2009	Family	10	No	No		Daniel Xenos dod 12/18/08
XENOS DANNY & K	1283-88		4/28/2004	Family	10	No	No		
	735-139		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	10794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2015	1852	Solar Pa	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	MEAS&NOTICE	BS	Barbara S
5/6/2009	Measured	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06436455
Const Adj.:	0.97049499
Adj $ / SQ:	185.933
Other Features:	107529
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696037
Depreciation:	129463
Depreciated Total:	566574

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

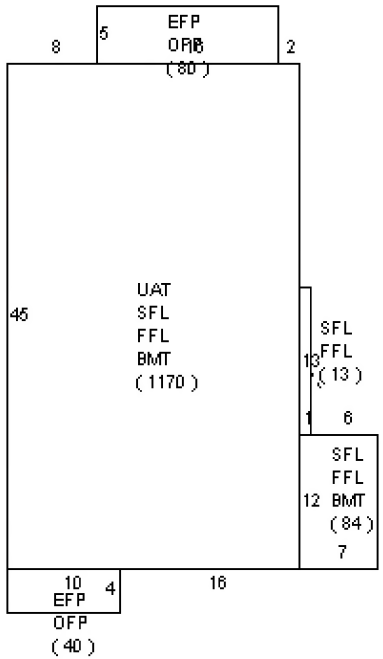
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.93
Special Features:	0	Val/Su Net:	131.13
Final Total:	566600	Val/Su SzAd	223.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,267	185.930	235,577
SFL	Second Floor	1,267	185.930	235,577
BMT	Basement	1,254	55.780	69,948
UAT	Upper Attic	293	130.150	38,070
EFP	Enclos Porch	120	48.440	5,813
OFP	Open Porch	120	29.360	3,523

Net Sketched Area: 4,321 | Total: 588,508

Size Ad 2534 | Gross Area 5198 | FinArea 2827

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0008-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700
22	Wood Deck	D	Y	1	11X13	A	AV	2016	12.99	T	5	104			1,800			1,800

More: N | Total Yard Items: 6,500 | Total Special Featues: | Total: 6,500